

Planning Department

REZONING PETITION

TAX PARCEL NOS. PORTIONS OF 025-081-12, 025-081-09 AND 025-081-01

EXISTING ZONING: BF AND R-3

PROPOSED ZONING: UR-2 (CD)

EXISTING USE: VACANT

PROPOSED USE: UP TO 336 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT

APPROVED: 03/21/2022

(7) SERVICE AREA SCREENING – SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS.

(8) THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE 65 FEET AS MEASURED UNDER THE ORDINANCE.

5. STREETScape

a. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG EACH SIDE OF THE SITE'S INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PORTION OF A SIDEWALK LOCATED ALONG A PUBLIC STREET THAT IS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

6. ENVIRONMENTAL FEATURES

a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

b. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

c. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7. AMENITY AREA IMPROVEMENTS

a. AN AMENITY AREA SHALL BE PROVIDED ON THE SITE. AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A CLUBHOUSE WITH A FITNESS CENTER (WHICH MAY BE LOCATED WITHIN A RESIDENTIAL BUILDING AS DEPICTED ON THE REZONING PLAN), A SWIMMING POOL AND A POOL HOUSE. THE MINIMUM SIZE OF THE AMENITY AREA, INCLUDING THE AREA OF THE CLUBHOUSE, THE SWIMMING POOL AND THE POOL HOUSE, SHALL BE 15,000 SQUARE FEET. THE AMENITY AREA (INCLUDING THE CLUBHOUSE) IS DEPICTED ON THE REZONING PLAN.

8. AMENDMENTS TO THE REZONING PLAN

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

a. THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 336 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, CLUBHOUSE, SWIMMING POOL, DOG PARK, PLAYGROUND AND GATHERING AREAS.

b. THE DEVELOPMENT SHALL NOT EXCEED A MAXIMUM FLOOR AREA RATIO OF 1.0.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS

a. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL PRIVATE STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THIS SECTION 3 OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.

d. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

e. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG EACH SIDE OF THE SITE'S INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PORTION OF A SIDEWALK LOCATED ALONG A PUBLIC STREET THAT IS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

f. THE TYPICAL SECTION FOR THE SITE'S INTERNAL PUBLIC STREETS SHALL BE CLDSM U-05A (COMMERCIAL WIDE).

4. ARCHITECTURAL STANDARDS

a. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.

(1) PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS: THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE PRINCIPAL AND ACCESSORY BUILDINGS DEVELOPED ON THE SITE SHALL BE BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING OR A COMBINATION OF THE FOREGOING.

(2) PROHIBITED EXTERIOR BUILDING MATERIALS:

(a) VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

(b) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL.

(3) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

(a) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).

(b) BUILDINGS AND USABLE OPEN SPACE SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE).

(c) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.

(4) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

(a) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.

(5) ARCHITECTURAL ELEVATION DESIGN – ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

(a) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGES IN MATERIALS.

(b) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES.

(c) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

(6) ROOF FORM AND ARTICULATION – ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

(a) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.

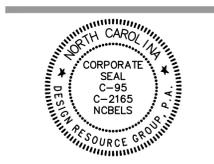
(b) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

(c) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
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2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgpr.com

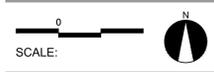


REZONING PETITION
FOR PUBLIC HEARING
2021-181
REZONING DOCUMENT

NORTHLAKE
CHARLOTTE, NC

EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403
919-455-1051

TECHNICAL
DATA SHEET



PROJECT #: 903-005
DRAWN BY: JG
CHECKED BY: NB

JULY 15, 2021

REVISIONS:
1. 01.17.22 PER STAFF COMMENTS
2. 02.23.22 PER STAFF COMMENTS

RZ2.0